

COUNCIL MINUTES  
SPECIAL JOINT TIGARD CITY COUNCIL AND  
WASHINGTON COUNTY BOARD OF COMMISSIONERS MEETING  
July 29, 2003

1. CALL TO ORDER: Mayor Griffith called the meeting to order at 6:15p.m.

Attendees Name	Representing
1. Mayor Jim Griffith	City of Tigard
2. Councilor Craig Dirksen	City of Tigard
3. Councilor Brian Moore	City of Tigard
4. Councilor Nick Wilson	City of Tigard
5. City Manager Bill Monahan	City of Tigard
6. Community Development Director Jim Hendryx	City of Tigard
7. Planning Manager Barbara Shields	City of Tigard
8. Assistant Planner Beth St. Amand	City of Tigard
9. City Recorder Cathy Wheatley	City of Tigard
10. Chair Tom Brian	Washington County
11. Commissioner Andy Duyck	Washington County
12. Commissioner John Leeper	Washington County
13. Commissioner Roy Rogers	Washington County
14. Commissioner Dick Schouten	Washington County
15. County Administrator Charlie Cameron	Washington County
16. Sr. Deputy County Administrator Ellen Cooper	Washington County
17. Planning Manager Brent Curtis	Washington County
18. Program Educator Anne Madden	Washington County
19. Senior Planner Joanne Rice	Washington County
20. Conveyance System Dept. Director Bob Cruz	Clean Water Services

## 2. DISCUSSION TOPICS FOR THE COUNCIL MEMBERS AND COMMISSIONERS:

Mayor Griffith welcomed the County Board of Commissioners noting the purpose of the meeting was to review the possibility of annexing land on Bull Mountain. The meeting was called to discuss:

- ✓ Method and timing of annexation proposals for the Bull Mountain area
- ✓ Annexation and/or planning services for 2 tracts of land adjacent to Tigard

City Manager Monahan gave a brief history of the City and County consideration of potential annexation of this area and annexations in general. He referred to the Comprehensive Plan developed in 1983. The last two years have been spent collecting and reviewing information to make some final decisions about whether to go forward with annexation efforts for the Bull Mountain area.

Mr. Monahan referred to exhibits highlighting information about growth management. The question is not "if" but "when" the Bull Mountain area should be annexed.

Mr. Monahan reviewed elements of an annexation plan, a survey of residents about annexation, and an assessment report. He referred to the lost opportunities if annexation is not pursued including collecting parks and recreation system development charges. In the last five years, more than \$1 million of parks system development charges (SDC's) have been lost because SDC's have not been collected on new development. Now, there are two urban reserve areas that are also under consideration for annexation.

Mr. Monahan reviewed the impacts of an annexation policy: site specific, targeting areas, or area wide. An area wide annexation was presented, proposed as one vote on whether to annex (sequentially bringing in unincorporated areas) by voters in the Bull Mountain unincorporated area and City of Tigard voters. The annexation plan timeline was previewed.

Mr. Charles Cameron, County Administrator, reviewed a PowerPoint slide presentation (a copy of the presentation is on file with the City Recorder), advising of County-wide issues, including the following:

- In the not-too-distant future, Washington County population numbers will surpass Multnomah County. The impacts of this increased population and demands for services from the County were outlined.
- County 2000 report showed that cities were subsidizing unincorporated area residents and some steps were taken to lessen the amount of the subsidy.
- Washington County does not provide park and recreation services.

- Reviewed the need for comprehensive planning and referenced the City of Beaverton and the ramifications of target-area annexation vs. the benefits of annexation by an annexation plan

Community Development Director Hendryx described the boundaries of the area that is under consideration for annexation.

#### Council/Board Discussion

- In response to a question from Commissioner Schouten, Community Development Director Hendryx outlined the differences in street maintenance standards between the City and County. The City has access to gas tax dollars as a funding mechanism.
- Commissioner Rogers said he understands the City is a better provider of urban services. He said he would support an information effort, but would have difficulty in aggressively supporting annexation. Commissioner Rogers suggested finding neighborhood advocates for annexation to assist in the information campaign for an annexation plan.
- Councilor Dirksen noted he favored a coordinated annexation plan noting time is of the essence for parks planning. He referenced the long-term benefits of annexation as well as the capital needs in the Bull Mountain area.
- Mayor Griffith noted his desire to annex the area for planning purposes to provide the area residents with parks and to better address transportation issues.
- Councilor Dirksen noted the Council hasn't officially taken a position, but is still information gathering.
- Councilor Moore indicated he had a number of concerns including financial issues for dollars that may need to be allocated to the Bull Mountain area when compared to services needed by current City residents. He was concerned about "dragging" people in to the City. He said he would like to see the Bull Mountain area be willing to "financially step up."
- County Chair Brian noted that when he served on the Tigard City Council, the Council approved 17 annexations and "there was a lot of heat." However, since then, Tigard has done well and people understand the fundamental fairness "that wins over time." The leaders must believe that annexation is for the best – it won't happen on its own. He noted he would support annexation for orderly planning, developing a sense of community, giving everyone an opportunity to vote on the issues. Proceeding with annexation will not be easy, but long-term interests will be better served.
- Commissioner Rogers said the urban services provider should be Tigard. He referred to the SB 122 planning that has been accomplished. He spoke again to finding advocates for annexation. Commissioner Rogers said he understands the issues and pledged that he was willing to support the message about the benefits of


annexation, but that it would be difficult for the Board to be advocates of annexation.

- Discussion followed on the sequence of what would occur if the City and County decided to go forward with presenting an annexation plan to Bull Mountain and City of Tigard residents. As the annexation plan is developed and followed, County Administrator Cameron noted the possibility of the County Board instituting a mechanism for collection of parks SDCs.
- Commissioner Schouten advised he also thinks it's a question of "when" annexation will occur. He noted he supported the concepts for benefits of annexation including addressing equity issues and providing parks and recreation as well as other services that Washington County cannot do.
- Commissioner Duyck said he was "100 percent in favor" of a comprehensive plan for annexation. If this area is annexed it would be a "win-win" for the City and County.
- Commissioner Leeper said he represents the northeast corner of the County (Beaverton and unincorporated area) – there are 95,000 residents in his district. He said it's in the best interest of the county to have an annexation plan (multi-phased for 10, 15 or more years). He noted the long-term planning needed for infrastructure that will be required as the areas continue to grow. He spoke to taking responsibility for planning and to address the issues "head on."

Mayor Griffith said it was helpful to know the County was supportive of the annexation plan. County Chair Brian summarized by saying the Commissioners are unanimously in support of pursuing an annexation plan and would be happy to assist as they did when the Walnut area was under consideration for annexation.

City Manager Monahan advised that staff will proceed with the timeline drafted for an annexation plan for the Bull Mountain area.

3. ADJOURNMENT: 8:15 p.m.

  
Catherine Wheatley, City Recorder

Attest:

  
Mayor, City of Tigard

Date: September 9, 2003

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